

**Meeting Agenda**

**Easton Planning and Zoning Commission, Monday, January 12, 2015, 7:00PM, Conference Room, Easton Town Hall, 225 Center Road, Easton, CT**

**7:00PM ADMINISTRATIVE MATTERS:**

1. Minutes of Meeting, December 15, 2014 and January 5, 2015
2. Receipt of Special Permit Application for Installation of Solar Panels on Town-owned Morehouse Road Property behind Samuel Staples Elementary School, 515 Morehouse Road.
3. Correspondence

**EASTON CROSSING APPLICATIONS:**

Deliberation on all seven applications. The public hearings were closed on December 8, 2014. Discussion of Draft Resolution.

Application, by Saddle Ridge Developers, LLC, the proposed Developer and applicant, on behalf of Silver Sport Associates, Owner, pursuant to Conn. General Statutes Sec. 8-30g, to construct a housing development with an affordable component on their property of approximately 124 acres bounded by Sport Hill Road, Silver Hill Road, Cedar Hill Road and Westport Road, including 897 Sport Hill Road (Map 3773-B/Lot 15-1), 48 Cedar Hill Road (Map 3774-B/Lot 27D), and Maps 3774-B-3773B/Lot 7. The applications propose to:

- (1) Amend the Easton Town Plan of Conservation and Development to modify its recommendations concerning residential density on public water supply watershed land (Chapters 1, 5 and 11);
- (2) Amend the Town of Easton Zoning Regulations (Article 3) to create a new zoning district, titled "Planned Accessory Affordable Apartment Community Overlay District, District C", abbreviated "PAAAC";
- (3) Amend the Town of Easton Zoning Map to designate the applicants' property, as described above, as District C, a "PAAAC" District;
- (4) Amend the Town of Easton Subdivision Regulations as follows:
  - a) Section 10.11, to exempt a PAAAC District from certain open space requirements;
  - b) Section IV C (5), to allow up to 16 lots on a dead-end street;
- (5) Approve a subdivision application, "Easton Crossing", for the applicant's property as described above, creating approximately 124 acres into 48 building lots, one separate parcel, four roads and several open space parcels;
- (6) Approve applications authorizing the creation of twenty (20) accessory affordable apartments to be incorporated within twenty of the 48 single-family dwellings planned for the proposed subdivision, pursuant to standards of General Statutes Section 8-30g.
- (7) Approve a site plan for construction of a PAAAC project on the applicants' property, as referenced above.

A copy of the proposed amendments, comprising text, maps, plans and descriptive material, is on file at the Easton Town Hall for public inspection.

**PLANNING MEETING**

- (1) Morehouse Civic Park: Preliminary draft of Master Plan revised to show Phase I projects and later development in concept form will be presented for discussion.
- (2) Proposed amendments to Zoning Regulations (Site Development Plans) and Subdivision Plans (Application Procedure). For discussion and request for counsel review.
- (3) Town Plan of Conservation and Development, 2016. Commission member review and comment on existing Chapter 11 text "Policy and Recommendations" is urgently requested.

*Margaret Cronica*